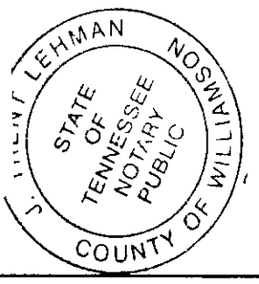
Karen Johnson Davidson County
Batch# 691243 DEEDQC
08/05/2021 10:06:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210805-0105267



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 11/14/21

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY:
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Balla, Pamela Balla,, Jackson Balla and Ashley Ramirez	New Owner	09401015400
(NAME) 1104 Lenore Street	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JOSEPH A. BALLA, TRUSTEE AND PAMELA BALLA CO-TRUSTEE OF JOSEPH BALLA AND PAMELA BALLA JOINT LIVING TRUST,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JACKSON BALLA AND ASHLEY RAMIREZ, BOTH UNMARRIED, AND JOSEPH BALLA AS TRUSTEE OF THE JOSEPH BALLA AND PAMELA BELLA JOINT LIVING TRUST DATED 04/05/2007,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Haynie's Central Park Plan of record in Plat Book 161, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joseph A. Balla, Trustee and Pamela Balla Co-Trustee of Joseph Balla and Pamela Balla Joint Living Trust by Deed dated April 23, 2021 from Andy L. French, II and Daniel M. Buckley, married to each other, recorded April 28, 2021, in Instrument Number 20210428-0056582, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This property is commonly known as: 1104 Lenore Street, Nashville, TN 37206

LT&E File #18252

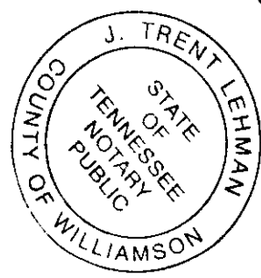
Witness my/our hand(s) this 30th day of July, 2021.

Joseph A. Balla

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Joseph A. Balla,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument acting as the Trustee(s) of **The Joseph Balla and Pamela Balla Joint Living Trust by Deed dated April 23, 2021**, with the authority to transfer and convey by themselves as trustee(s) under the said **The Joseph Balla and Pamela Balla Joint Living Trust by Deed dated April 23, 2021.**

Witness my hand and official seal this 30th day of July, 2021.



Notary Public

My Commission expires: 11/14/21

LT&E File #18252